



# city of greenville

## APPLICATION FOR SUBDIVISION

Contact Planning & Development (864) 467-4476

### Office Use Only:

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_  
Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_  
Date Complete \_\_\_\_\_ App Deny Conditions \_\_\_\_\_

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

#### APPLICANT

#### PROPERTY OWNER

*Name:	JAMES D. MARTIN III	LITHESEA INVESTMENTS, LLC
*Title:	LANDSCAPE ARCHITECT	OWNER
*Address:	49 GREENLAND DRIVE, GREENVILLE	101 E. WASHINGTON STREET STE 400
*State:	SC	SC
*Zip:	29615	29601
*Phone:	864-444-1896	864-655-5160
*Email:	JDM3@ALDILL.NET	KONRADELOBBLESTONEHOMES.COM

### PROPERTY INFORMATION

\*SELECT SUBDIVISION TYPE: \_\_\_\_\_ Major Preliminary (3-10 lots) ☒ Major Preliminary (11+ lots) \_\_\_\_\_ Minor (2 lots)  
\_\_\_\_\_ Major Final (3-10 lots) \_\_\_\_\_ Major Final (11+ lots)  
\_\_\_\_\_ Modification (Major 3+ lots) \_\_\_\_\_ Modification (Minor 2 lots)

\*STREET ADDRESS 111 S. LEACH STREET, GREENVILLE, SC, 29601

\*TAX MAP #(S) 0084000500100

\*CURRENT ZONING DESIGNATION R-M2

\*ORIGINAL APPLICATION # N/A

\*SUBDIVISION PLAT # N/A

\*SUBDIVISION NAME LEACH STREET COMMONS

\*TOTAL ACREAGE 1.0

\*# ORIGINAL LOTS 1 (5 DUPLEX UNITS) \*# PROPOSED LOTS 19

### INSTRUCTIONS

1. The applicant is encouraged to schedule a preapplication conference at least one (1) month prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review one (1) to two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.

PREAPPLICATION MEETING DATE Oct. 14, 2021

2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.

3. All applications and fees (made payable to the City of Greenville) for designation as a Major Subdivision Preliminary Plat must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

- |  |  |
|--|--|
| A. Major Subdivision – New (3-10 lots) | \$300.00 – Preliminary Plat review, <i>public hearing required</i><br>\$300.00 – Final Plat review, <i>administrative review</i> |
| B. Major Subdivision – New (11+ lots)  | \$550.00 – Preliminary Plat review, <i>public hearing required</i><br>\$550.00 – Final Plat review, <i>administrative review</i> |
| C. Major Subdivision – Modification    | \$150.00 / \$275.00 – <i>public hearing may be required</i>  |
| D. Minor Subdivision – New (2 lots)    | \$300.00 – Summary Plat review, <i>administrative review</i>   |
| E. Minor Subdivision – Modification    | \$150.00 – <i>administrative review</i>  |

4. Staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
5. Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix ‘F’. Please refer to **Section 19-2.3.13, Land Development**, for additional information.
6. **Public Notice Requirements.** Major Subdivision applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

Major Subdivision applications also require a developer-led neighborhood meeting, which is to be held at least eight (8) days prior to the scheduled planning commission hearing (Sec. 19-2.2.4, Neighborhood meetings). See *Instructions for Organizing a Developer-Led Neighborhood Meeting* for more information.

Upon planning commission recommendation, the application item will be scheduled for city council hearing.

(To be filled out at time of application submittal)

\_\_\_\_\_ Public Hearing signs are acknowledged as received by the applicant

\_\_\_\_\_ Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant

**\*APPLICANT SIGNATURE** \_\_\_\_\_

7. **Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy and one (1) electronic version of the application submittal package.**

8. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant’s behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

\_\_\_\_\_

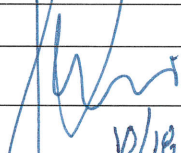
**\*APPLICANT SIGNATURE**

\_\_\_\_\_

DATE

*Oct 18, 2021*

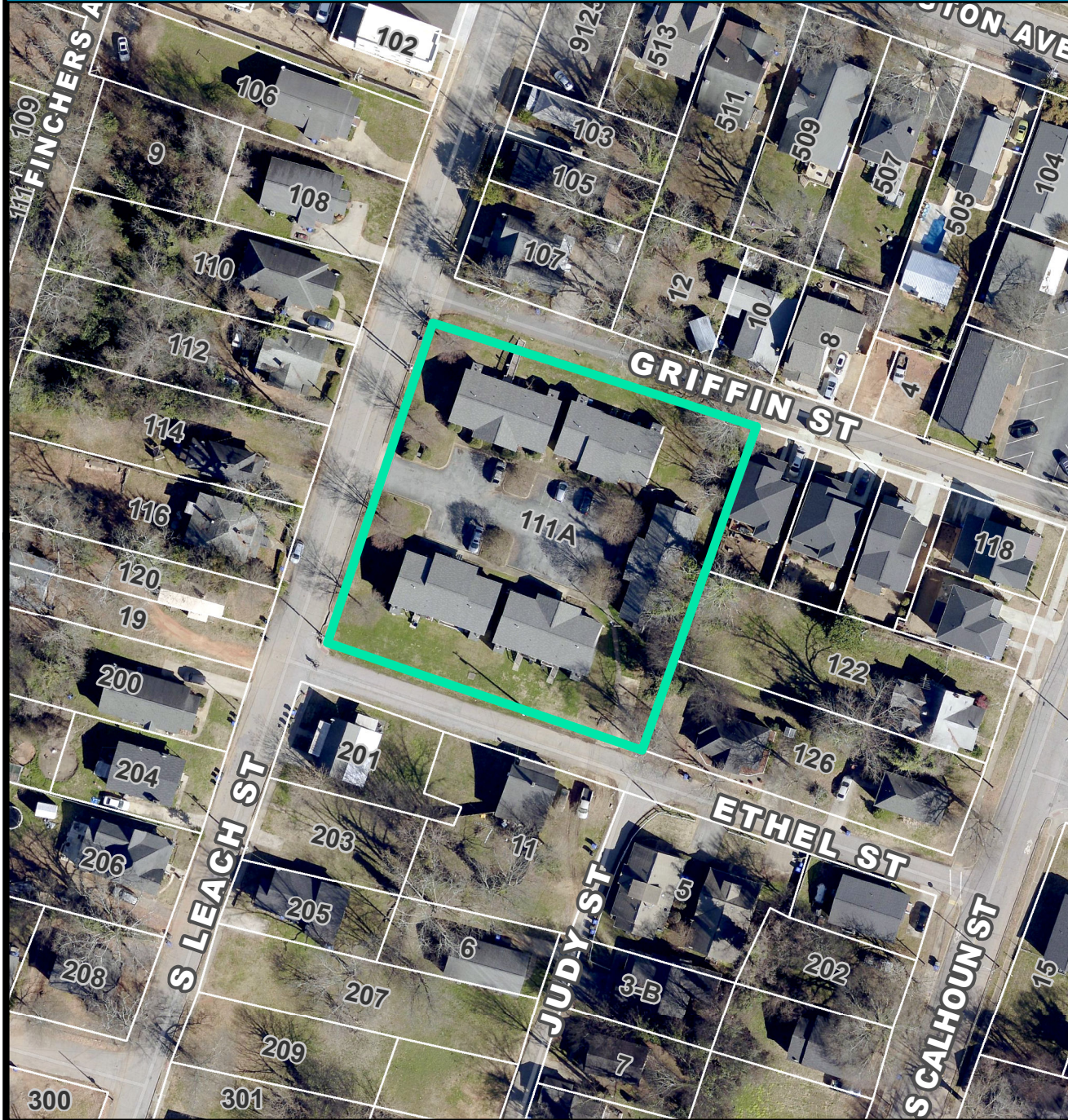
9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** \_\_\_\_ or **is not** ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	10/18/21
Property Owner/Authorized Agent	James D. Martin III
Date	10/18/21

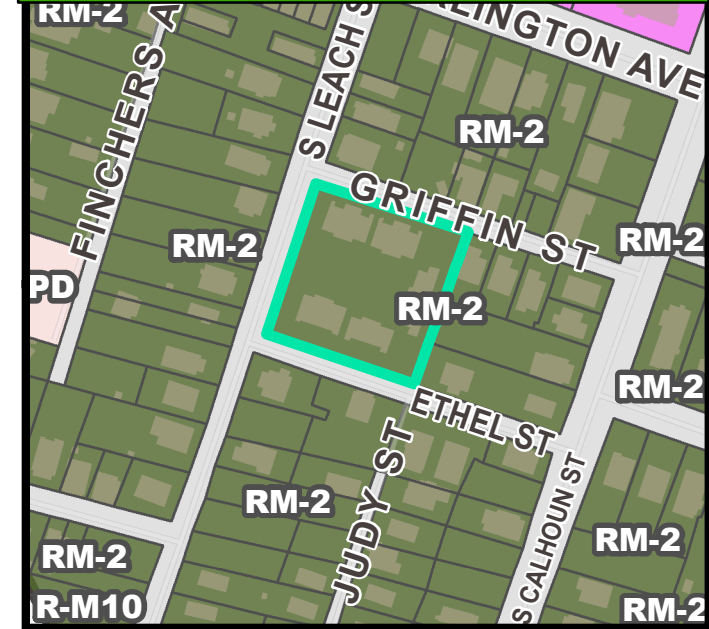


# SD-21-747 • 111 S. LEACH STREET

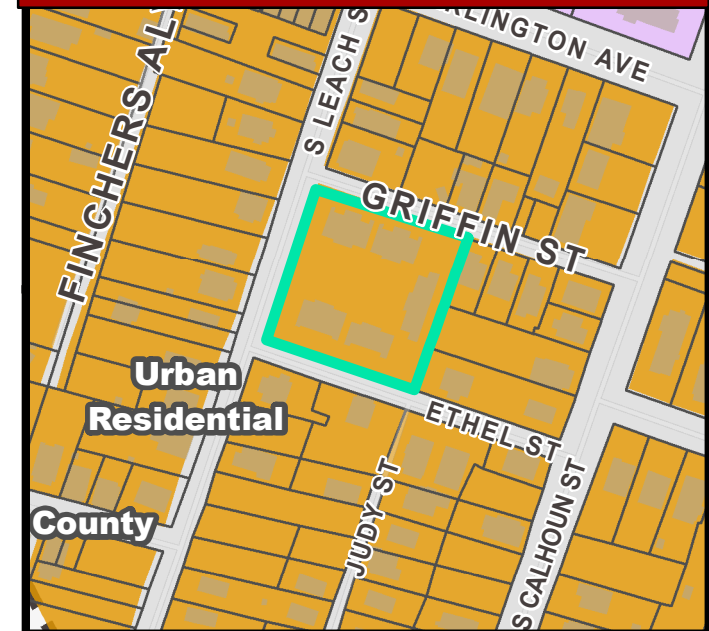
## AERIAL VIEW



## CURRENT ZONING



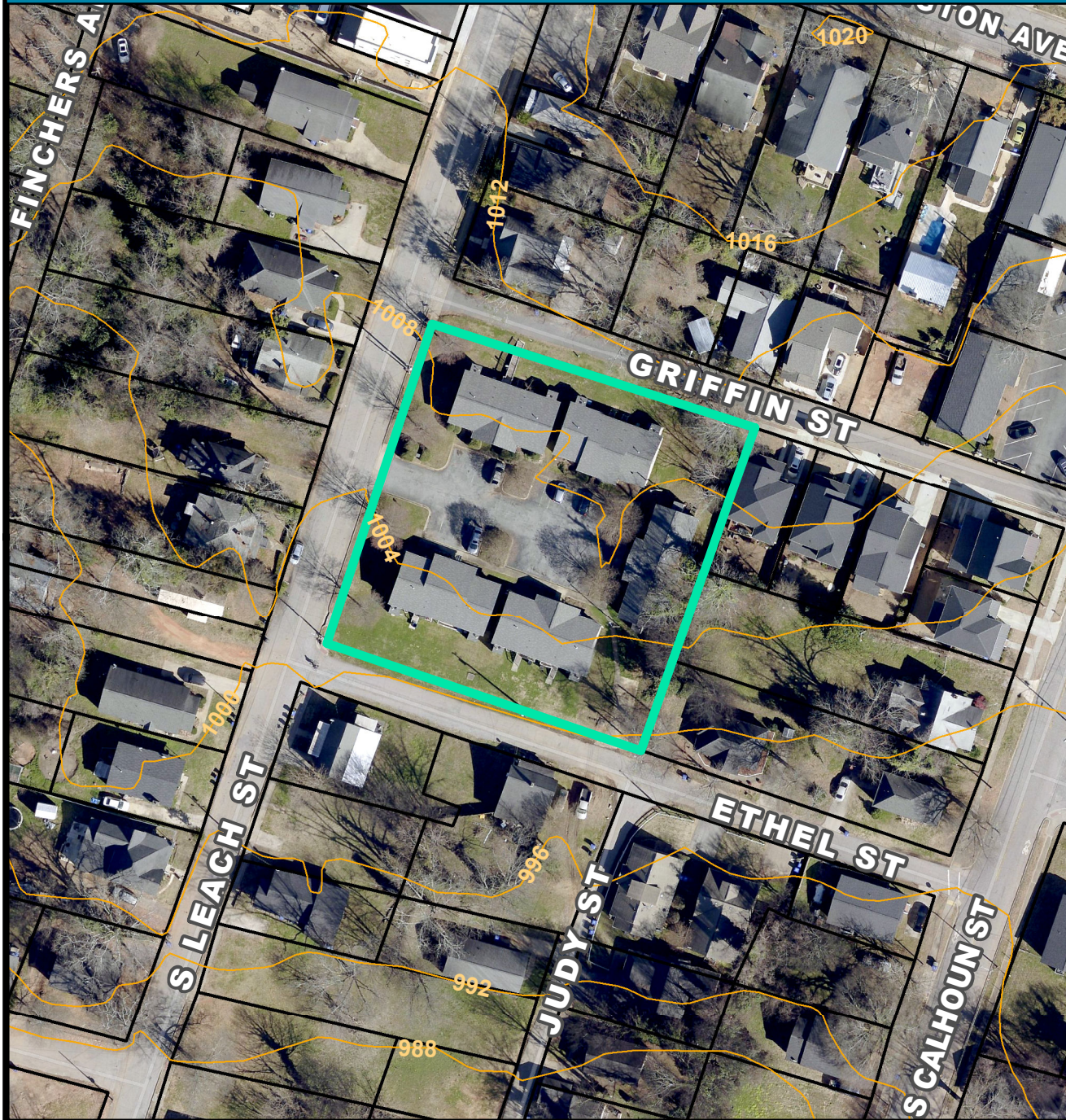
## FUTURE LAND USE



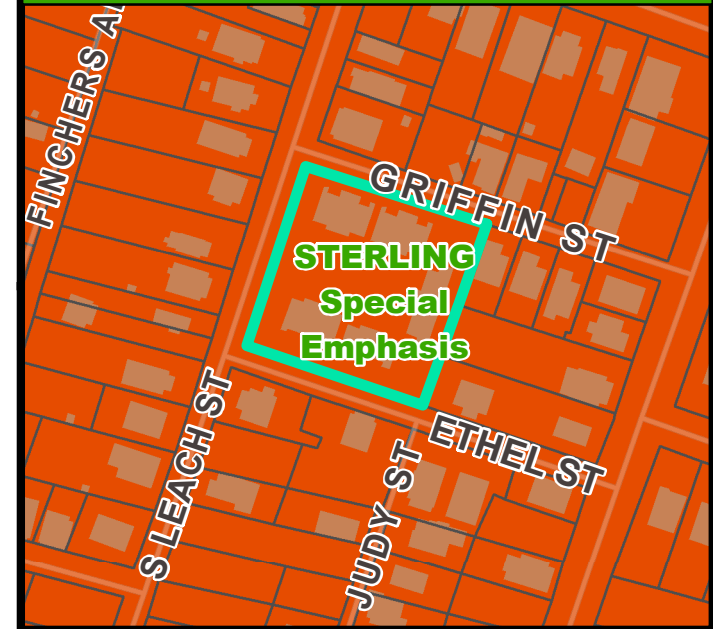


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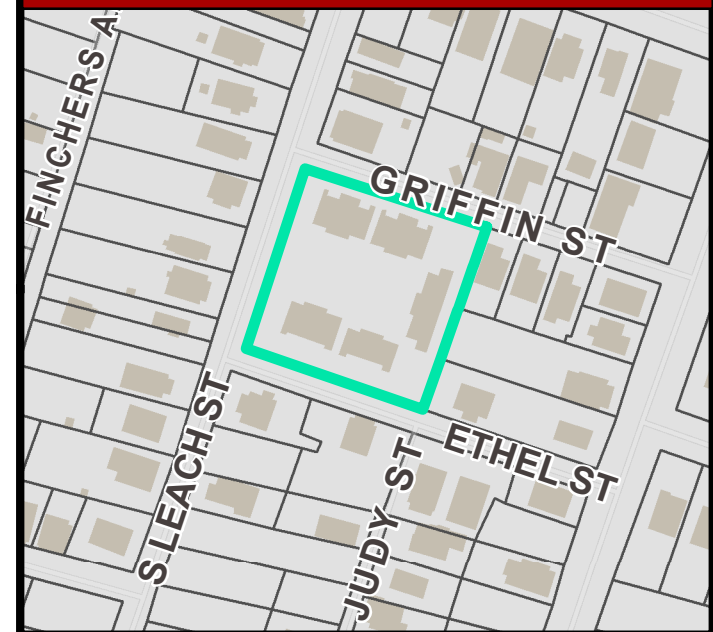
## NATURAL / ENVIRONMENTAL FEATURES



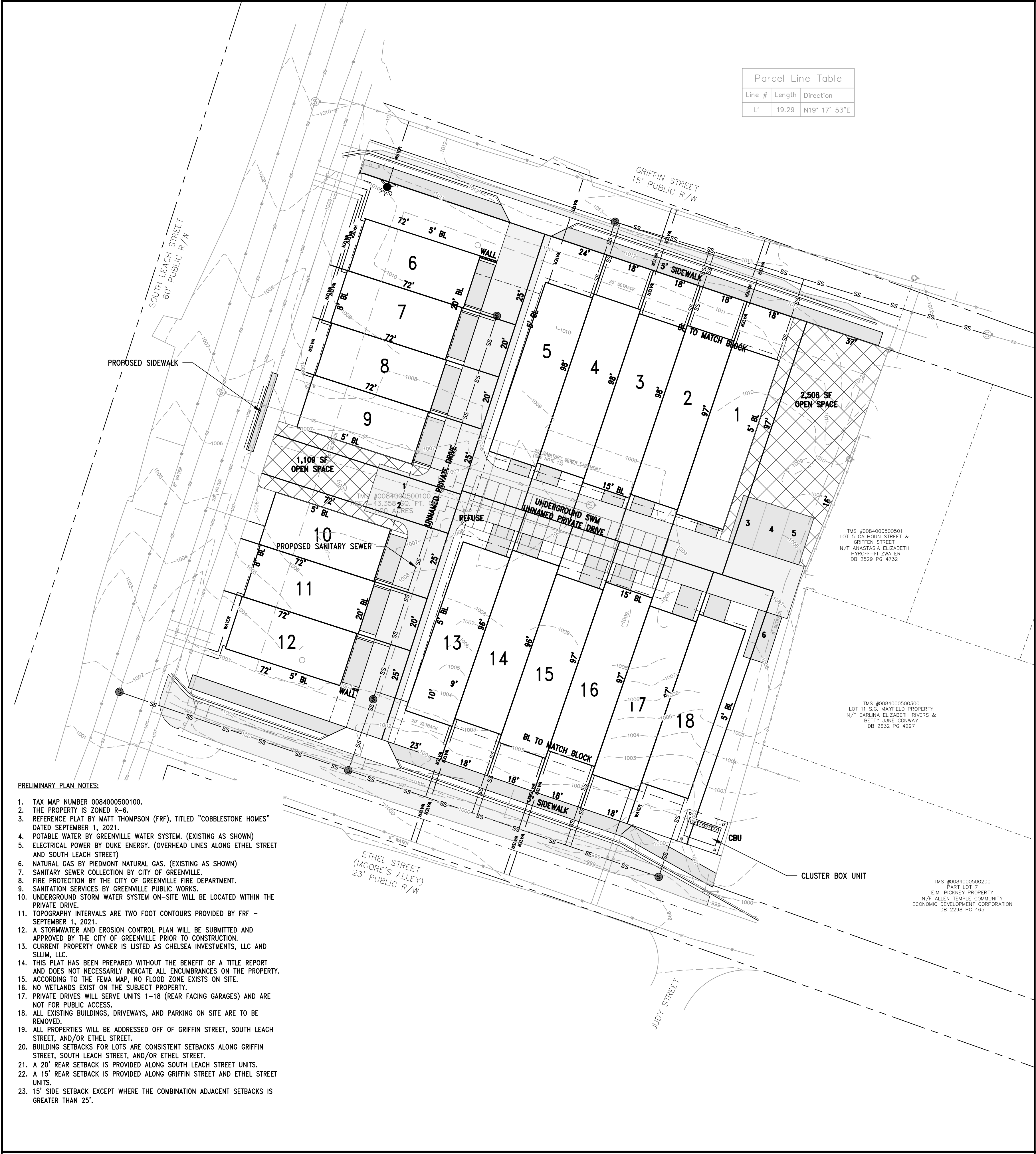
## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS







LOCATION MAP

W

SS

Hydrant

Manhole

PROPOSED WATER LINE

PROPOSED SANITARY SEWER LINE

PROPOSED FIRE HYDRANT

PROPOSED SANITARY SEWER MANHOLE

DENSITY NOTES:

SITE: 1.00 AC +/-

ZONING: RM-2

DENSITY ALLOWED: 20 UNITS/AC=20 UNITS

DENSITY PROVIDED: 18 SF ATTACHED UNITS

OPEN SPACE REQUIRED: 200 SF/UNIT=3,600 SF

OPEN SPACE PROVIDED: 3,615 SF

SCALE: 1" = 20'

20'

0'

20'

40'

SCALE: 1"=20'

PRELIMINARY PLAN

LEACH STREET COMMONS

COBBLESTONE HOMES

955 W WADE HAMPTON BLVD #11B

GREER, SC 29650

(864) 655-5160

DEVELOPER

ARBOR LAND DESIGN, LLC

P.O. BOX 263

GREENVILLE, SC 29602

(864) 495-4446

ENGINEER

NO. OF ACRES 1.00

MILES NEW ROAD 0.00

NO OF LOTS 18

ARBOR LAND DESIGN, LLC

Box 263 Greenville, S.C. 29602

Telephone: (864) 495-4446

Fax: (864) 233-6274

Email: postmaster@aldllc.net

LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS

RECREATIONAL PLANNERS - LAND PLANNERS

DRAWN

DESIGN

CHECK

DATE:

JM3

JM3

AMA

OCTOBER 18, 2021

FILE

21157-PLM.DWG

JOB NUMBER

F21157



Neighborhood Meeting

Project Name: LEACH STREET COMMONS

Location: 2091

Time of the meeting: 6 PM

Date: OCTOBER 14 2011

Representative holding meeting: STERLING NEIGHBORHOOD ASSOCIATION (APRIL LAND DESIGN)

Name	Street Address	Email
1 DOT RUSSELL	804-918-1511	POINT OF CONTACT
2 JAMES MARTIN	49 GREENLAND DRIVE	
3 AUSTIN BURN	49 GREENLAND DRIVE	
4 SUGAN BOST	8 GREEN STREET	
5 CITY OF GREENVILLE		
6 VALERIE MORGAN	810 KUNDA STREET	
7 ANASTASIA THYRUFF	9 GREEN STREET.	
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LEACH STREET COMMONS MEETING MINUTES  
A PART OF THE STERLING NEIGHBORHOOD ASSOCIATION MEETING  
OCTOBER 14, 2021 – 6 PM

On Thursday October 14, 2021, Arbor Land Design and Cobblestone Homes were invited to present the proposed development of 1 acre of land surrounded by Griffin Street to the north, South Leach Street to the west, and Ethel Street to the south. The property is better identified by the tax map number 0084000500100 – the owner of record is Chelsea Investments LLC and Sllim LLC. The presentation occurred during the regular monthly meeting of the Sterling Neighborhood Association. Konrad Nyblom (Cobblestone) was unable to connect to the Zoom Meeting due to technical difficulties. James Martin and Austin Allen presented the project and fielded questions and concerns from the community.

#### PRESENTATION

James Martin focused on the following items in the presentation of the project:

1. The property is RM-2 which allows 20 units per acre. The proposed development contains 19 single-family attached homes.
2. Access to the property is from Griffin Street to the north and Ethel Street to the south. No access from South Leach Street.
3. Private drives will provide access to the rear of homes facing South Leach Street and Griffin Street
4. Homes facing Ethel Street will have driveways onto Ethel Street.
5. Drives on Ethel Street will be ribbon drives.
6. Garages facing Ethel Street will be designed in such a way that they do not appear to be garages.
7. Although the site slopes from north to south, the developer will most likely need a 3<sup>rd</sup> floor of living space.
8. Unlike the units on Arlington Avenue, these units will not be Federal Style with a flat roof. The Roof will have hips, gables, and dormers so that the 3<sup>rd</sup> floor does not appear to be a 3<sup>rd</sup> floor.
9. There will be no on street parking, guest parking is along internal private drives.
10. Garbage collection will be in the same manner as the collection in the area.
11. Cluster Box Units will be provided.
12. Open space exceeding 3,800 square feet will be provided.

#### QUESTIONS/COMMENTS

1. There was concern about Griffin Street to the north. Griffin Street is a one-way street that has been improved partially. Mr. Martin indicated that Griffin Street would be improved between the western edge of the property and Leach Street. Mr. Martin indicated that the developer would explore eliminating the drive connection to Griffin Street.
2. There was likewise concern that Ethel Street was not wide enough to handle additional traffic. Mr. Martin indicated that Ethel Street would be improved from the western edge of the property to Leach Street. Mr. Martin indicated at this time that South Leach Street would not be improved but was not in need of improvement. Mr. Martin indicated that the current access would be eliminated to the site and new curb/gutter and sidewalk installed.
3. Dot Russell was concerned with the number of units located on the site. It is currently 10 and would go to 19.
4. Dot Russell and several other residents indicated concern over the displacement of the existing residents. Mr. Martin indicated that the current owner held the responsibility for relocating the

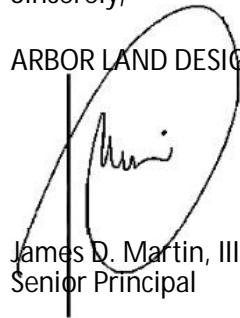
displaced neighbors and that the developer would purchase the property after the relocation of the residents. Note: A second meeting was set for October 27<sup>th</sup> to discuss this matter.

5. The neighbors were concerned about the height of the proposed homes. Mr. Martin indicated that the roof would have hips, gables, and dormers so that the 3<sup>rd</sup> floor does not appear to be a 3<sup>rd</sup> floor. The neighbor indicated that the "straight up and down" was the issue and that this solution would work.
6. The most significant discussion centered on the current residents and the need for affordable housing in the community.
7. Konrad's availability was questioned and led to a long discussion. That discussion was resolved after the meeting by setting an additional meeting on October 27<sup>th</sup>.

Please accept these as the minutes for the meeting. Members of the Sterling Neighborhood Association, the City of Greenville, and other presenters were in attendance.

Sincerely,

ARBOR LAND DESIGN LLC

A handwritten signature in black ink, appearing to read "J. Martin", is written over a vertical line. The signature is enclosed within a large, hand-drawn oval.

James D. Martin, III, RLA  
Senior Principal